

WHAT IS CLAIMED IS:

1. A computer program for making a computer realize the functions of:

an input unit which inputs at least one deterioration
5 state parameter that quantitatively represents a deterioration state of constituents of a building;

a calculation unit which calculates future repair period and future repair cost for each constituent, based on the deterioration state parameter; and

10 an output unit which outputs the calculation results of said calculation unit at least in a tabular format.

2. The computer program according to claim 1, wherein said output unit outputs the calculation results in a graphic
15 format.

3. The computer program according to claim 1, wherein the repair cost is guaranteed by a building management company as the upper limit of the actual repair cost to be
20 actually paid by the building owner.

4. A computer program for making a computer realize the functions of:

an input unit which inputs at least one deterioration
25 state parameter that quantitatively represents a

deterioration state of constituents of a building;

a calculation unit which calculates future management cost for each management job of the building, based on the deterioration state parameter; and

5 an output unit which outputs the calculation results of said calculation unit at least in a tabular format.

5. A computer program for making a computer realize the functions of:

10 a collecting unit which collects at least light and fuel expenses data for each tenant of a building in a predetermined cycle;

a calculation unit which calculates variable expenses for each tenant, based on the light and fuel expenses data;

15 and

a bill issuing unit which issues a bill describing an amount billed including at least variable expenses for each tenant.

20 6. A computer program for making a computer realize the functions of:

an input unit which inputs at least one deterioration state parameter that quantitatively represents a deterioration state of constituents of a building;

25 a first calculation unit which calculates future

repair period and future repair cost for each constituent,
based on the deterioration state parameter;

5 a first output unit which outputs the calculation
results of said first calculation unit at least in a tabular
format;

a second calculation unit which calculates future
management cost for each management job of the building,
based on the deterioration state parameter; and

10 a second output unit which outputs the calculation
results of said second calculation unit at least in a tabular
format.

7. A computer program for making a computer realize the
functions of:

15 an input unit which inputs at least one deterioration
state parameter that quantitatively represents a
deterioration state of constituents of a building;

a first calculation unit which calculates future
repair period and future repair cost for each constituent,
20 based on the deterioration state parameter;

a first output unit which outputs the calculation
results of said first calculation unit at least in a tabular
format;

a second calculation unit which calculates future
25 management cost for each management job of the building,

9. The method according to claim 8, wherein in the output step, the calculation results are output in a graphic format.

10. The method according to claim 8, wherein the repair
5 cost is guaranteed by a building management company as the upper limit of the actual repair cost to be actually paid by the building owner.

11. A method of building management comprising the steps
10 of:

inputting at least one deterioration state parameter that quantitatively represents a deterioration state of constituents of a building;

calculating future management cost for each management
15 job of the building, based on the deterioration state parameter; and

outputting the calculation results at least in a tabular format.

20 12. A method of building management comprising the steps of:

collecting at least light and fuel expenses data for each tenant of a building in a predetermined cycle;

calculating variable expenses for each tenant, based
25 on the light and fuel expenses data; and

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issuing a bill describing an amount billed including
at least variable expenses for each tenant.

13. A method of building management comprising the steps
5 of:

inputting at least one deterioration state parameter
that quantitatively represents a deterioration state of
constituents of a building;

calculating future repair period and future repair
10 cost for each constituent, based on the deterioration state
parameter and outputting the calculation results at least
in a tabular format; and

calculating future management cost for each management
job of the building, based on the deterioration state
15 parameter and outputting the calculation results at least
in a tabular format.

14. A method of building management comprising the steps
of:

20 inputting at least one deterioration state parameter
that quantitatively represents a deterioration state of
constituents of a building;

calculating future repair period and future repair
cost for each constituent, based on the deterioration state
25 parameter and outputting the calculation results at least

in a tabular format;

calculating future management cost for each management
job of the building, based on the deterioration state
parameter and outputting the calculation results at least
5 in a tabular format;

collecting at least light and fuel expenses data for
each tenant of a building in a predetermined cycle; and

calculating variable expenses for each tenant, based
on the light and fuel expenses data and issuing a bill
10 describing an amount billed including at least the variable
expenses for each tenant.

15. An apparatus for building management comprising:

an input unit which inputs at least one deterioration
15 state parameter that quantitatively represents a
deterioration state of constituents of a building;

a calculation unit which calculates future repair
period and future repair cost for each constituent, based
on the deterioration state parameter; and

20 an output unit which outputs the calculation results
of said calculation unit at least in a tabular format.

16. The apparatus according to claim 15, wherein said
output unit outputs the calculation results in a graphic
25 format.

20. An apparatus for building management comprising:

an input unit which inputs at least one deterioration state parameter that quantitatively represents a deterioration state of constituents of a building;

5 a first calculation unit which calculates future repair period and future repair cost for each constituent, based on the deterioration state parameter;

10 a first output unit which outputs the calculation results of said first calculation unit at least in a tabular format;

a second calculation unit which calculates future management cost for each management job of the building, based on the deterioration state parameter; and

15 a second output unit which outputs the calculation results of said second calculation unit at least in a tabular format.

21. An apparatus for building management comprising:

20 an input unit which inputs at least one deterioration state parameter that quantitatively represents a deterioration state of constituents of a building;

a first calculation unit which calculates future repair period and future repair cost for each constituent, based on the deterioration state parameter;

25 a first output unit which outputs the calculation

results of said first calculation unit at least in a tabular format;

a second calculation unit which calculates future management cost for each management job of the building,
5 based on the deterioration state parameter;

a second output unit which outputs the calculation results of said second calculation unit at least in a tabular format;

a collecting unit which collects at least light and
10 fuel expenses data for each tenant of a building in a predetermined cycle;

a third calculation unit which calculates variable expenses for each tenant, based on the light and fuel expenses data; and

15 a bill issuing unit which issues a bill describing an amount billed including at least variable expenses for each tenant.